

DOUGLAS COUNTY, NV
RPTT:\$1833.00 Rec:\$35.00
\$1,868.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-912574

04/06/2018 11:05 AM

APN# : 1420-35-101-032

RPTT: \$1,833.00

Recording Requested By:

Western Title Company

Escrow No.: 095039-WLD

When Recorded Mail To:

Lori L. Thomas

130 Nugget Lane

Dayton, NV 89403

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John K. Theisen and Lynne V. Theisen, Trustees of the John K. Theisen & Lynne V. Theisen Family Trust dated 12/18/02

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Lori L. Thomas, a married woman as her sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada more particularly described as follows:

Parcel A-3-A as set forth on that certain Parcel Map #1 for Jerry L. Palmer, et al, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 11, 1993, in Book 593, Page 1859 as Document No. 306775, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/28/2018

The John K. Theisen & Lynne V. Theisen Family Trust dated 12/18/02

John K. Theisen
By: John K. Theisen, Trustee

Lynne V. Theisen
By: Lynne V. Theisen, Trustee

STATE OF Nevada

COUNTY OF Douglas

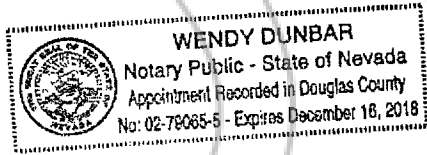
} ss

This instrument was acknowledged before me on

4-2-18

By John K. Theisen and Lynne V. Theisen.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-35-101-032

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: _____ \$470,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: _____ \$470,000.00

Real Property Transfer Tax Due: _____ \$1,833.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John K. Theisen and Lynne V. Theisen, Trustees of the John K. Theisen & Lynne V. Theisen Family Trust dated 12/18/02
Address: 2763 Esaw St.
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lori L. Thomas
Address: 130 Nugget Lane
City: Dayton
State: NV **Zip:** 89403

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 095039-WLD

Address: Douglas Office

1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)